

BK2972PG 001

WARRANTY DEED

Joint Tenancy

69-2-17

63-94

Know all Men by these Presents,

That

12455

TRANSFER
TAX
PAID

Craig J. Lenz and Linda M. Lenz
of Waterville, County of Kennebec, State of Maine

in consideration of

ONE DOLLAR and other valuable considerations

paid by

Jeffrey L. Gardiner and Kimberly M. Gardiner
of Waterville, County of Kennebec, State of Maine

whose mailing address is

Crestwood Park, Apt. 7D, Waterville, Maine 04901

the receipt whereof

we

do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said

Jeffrey L. Gardiner and Kimberly M. Gardiner

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine and being lot numbered eleven (11) fronting on Central Avenue in said Waterville as appearing on a Plan of Sisters Hospital lots, dated September 15, 1949 recorded in the Kennebec County Registry of Deeds Plan book 16, page 2 C, which land is more specifically described as follows:

Starting on Central Avenue at the southwesterly corner of lot numbered ten (10) on the plan referred to; thence according to the plan and along the southerly line of lot numbered ten (10) in a southeasterly direction a distance of two hundred eleven and eighty seven hundredths (211.87) feet to a marker in the rear; thence according to plan in a southwesterly direction thirty and eighty six hundredths (30.86) feet to a marker as a southeast boundary; thence westerly according to the plan a distance of two hundred fifteen and sixty one hundredths (215.61) feet to an iron pin in the easterly line of Central Avenue; thence according to plan in a northeasterly direction along the easterly line of Central Avenue a distance of fourteen and eighty eight hundredths (14.88) feet to an iron pin set in said easterly line of Central Avenue at an angle in said line; thence continuing in a northeasterly direction along the easterly line of Central Avenue according to plan a distance of ninety four and two hundredths (94.02) feet to the point of beginning.

Excepting and reserving, however, from the above described premises, a certain lot or parcel of land conveyed to John G. Beeh and Susie M. Beeh bounded and described as follows, to wit:

Beginning in the easterly line of Central Avenue at the northwesterly corner of a lot of land conveyed to John G. Beeh and Susie M. Beeh by Lewis Rosenthal; thence northerly in the easterly line of Central Avenue Fourteen and eighty eight one hundredths (14.88) feet to an iron pin driven in the ground; thence easterly about one hundred (100) feet to an iron pin marking the northeasterly corner of the lot of land conveyed by Rosenthal to the Beehs; thence westerly in the north line of said lot of land one hundred (100) feet to the point of beginning. Being a triangular piece of land fourteen and eighty eight one hundredths (14.88) feet on Central Avenue.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered 1 to IX, both inclusive, as recited in a warranty deed in joint tenancy from Percy F. Libby, et al to James F. Quirion dated November 9, 1961 and recorded in the Kennebec County Registry of Deeds.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 2233, Page 275.

BAZ9/2PG 002

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Jeffrey L. Gardiner and Kimberly M. Gardiner

63-94

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said Craig J. Lenz

and Linda M. Lenz

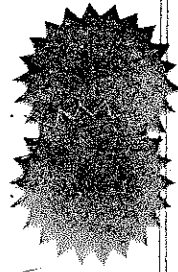
husband/wife of the said Craig J. Lenz

joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 19th day of the month of June, A.D. 1986

Signed, Sealed and Delivered in presence of

Beatrice Dostie to both

Craig J. Lenz
Linda M. Lenz



L-6320
State of Maine, County of Kennebec

June 19, 1986

Then personally appeared the above named

Craig J. Lenz and

Linda M. Lenz

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Beatrice Dostie

My commission expires 5/25/92

Notary Public
Attorney at Law



RECEIVED KENNEBEC SS.

1986 JUN 23 AM 9:00

RECORDED FROM ORIGINAL

Printed Name, Beatrice Dostie